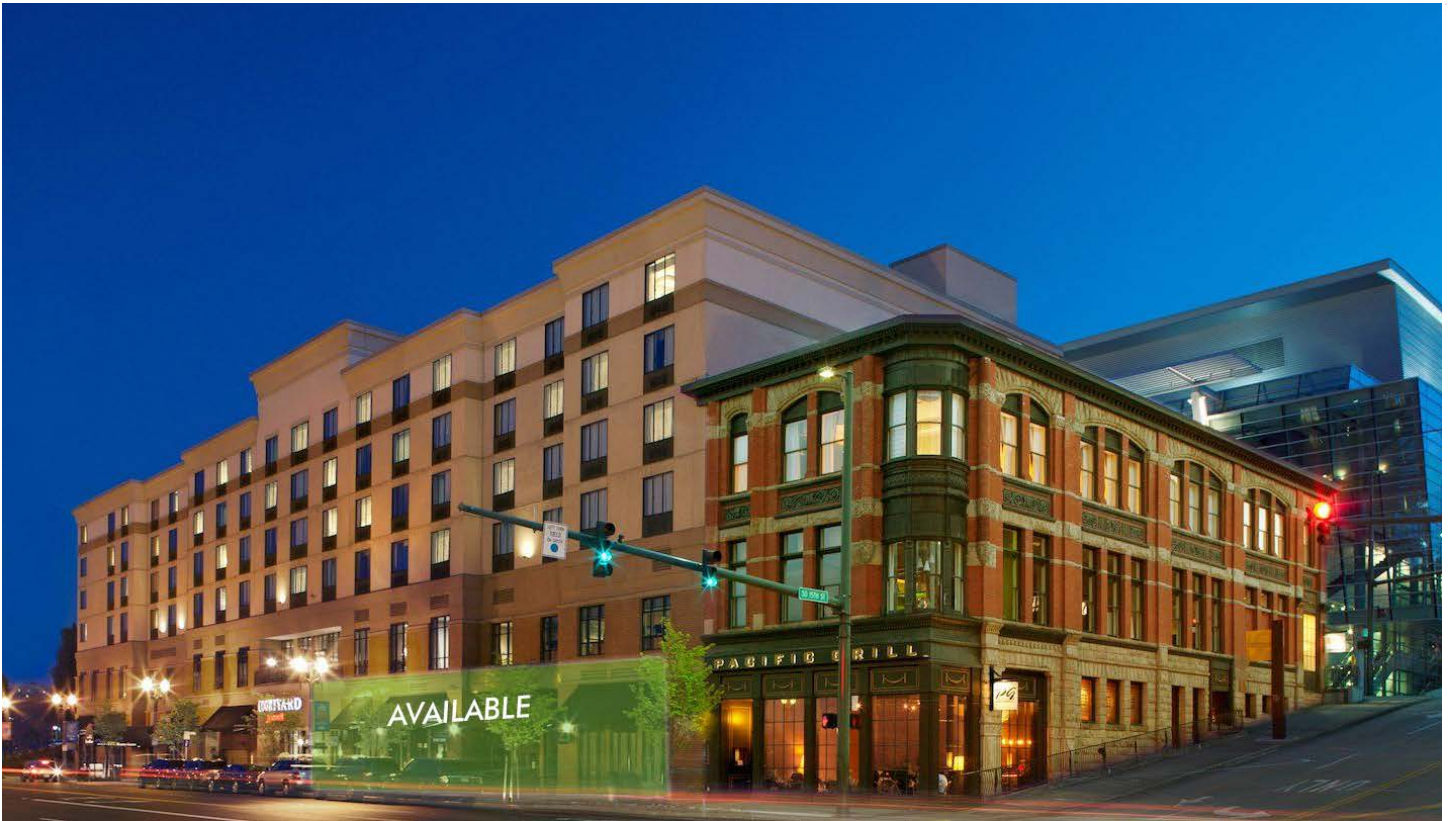


FOR LEASE

Marriott Spa

RETAIL



PROPERTY INFO

PRIME DOWNTOWN RETAIL/OFFICE SPACE

Fully built-out existing European-style spa, ready for business. Prominent inline space at the 162 room Marriott Courtyard Hotel. Great location in the heart of the Tacoma Central Business District that captures exposure from the hotel, the Greater Tacoma Convention Center, University of Washington, downtown museums and local businesses. Available for general retail and office as well.

- + ±9,860 RSF total on two floors, divisible
 - First floor: ±6,093 RSF
 - Second floor: ±3,766 RSF
- + Offered at \$22.50 PSF, modified gross
- + Generous Tenant Improvement package
- + On-site amenities include valet parking, restaurant, and conference space
- + Parking: up to 4/1,000*
- + Downtown Light-Rail stop is one-half block away
- + Pacific Avenue signage available
- + Zoning: Downtown Commercial Core (City of Tacoma)
- + Traffic counts on Pacific Ave: 12,690 ADT

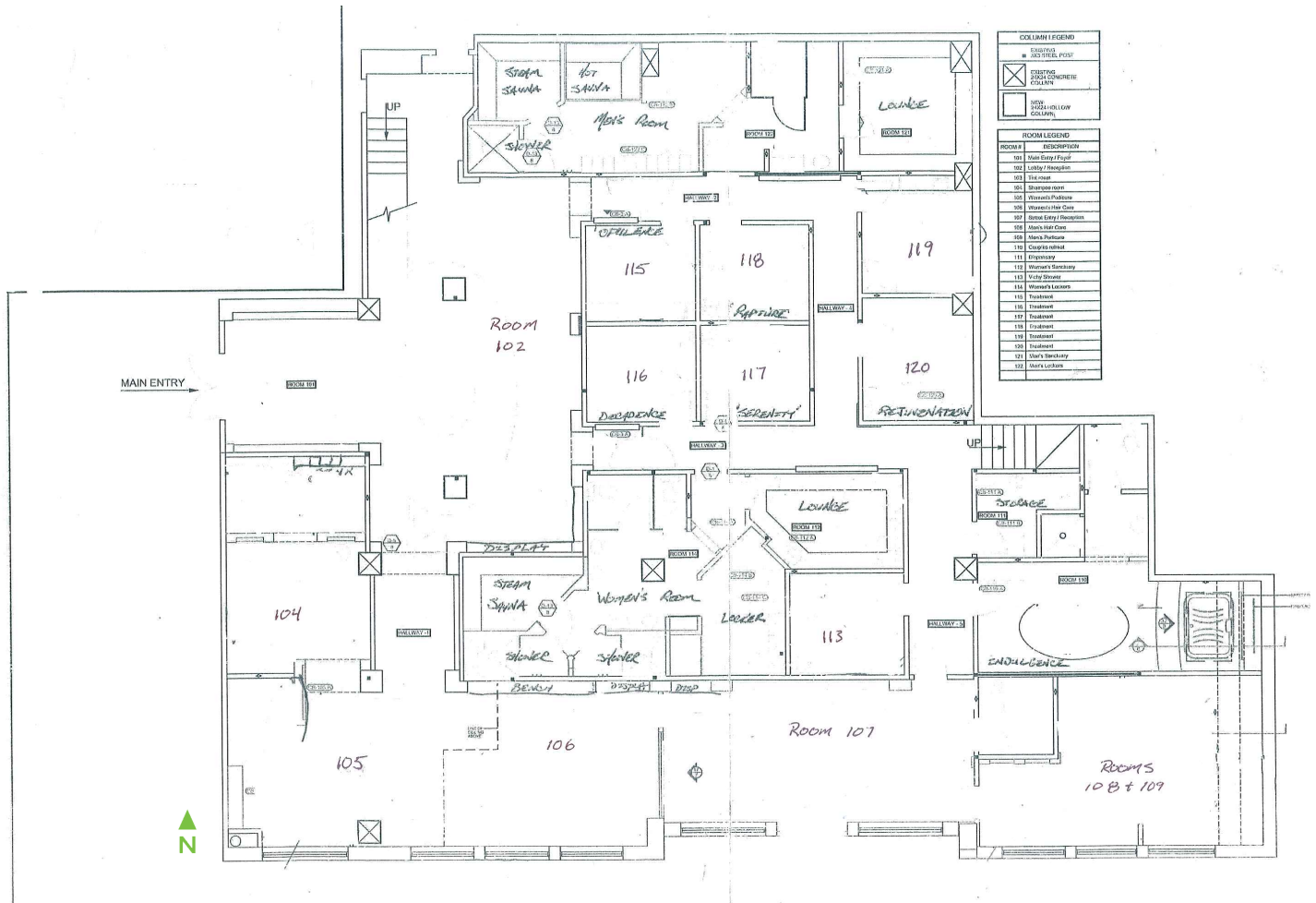
*Ask broker for details

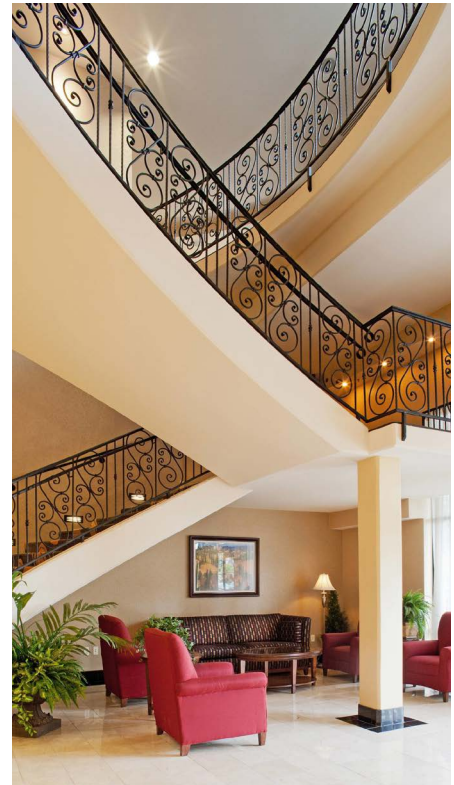
FOR LEASE

Marriott Spa

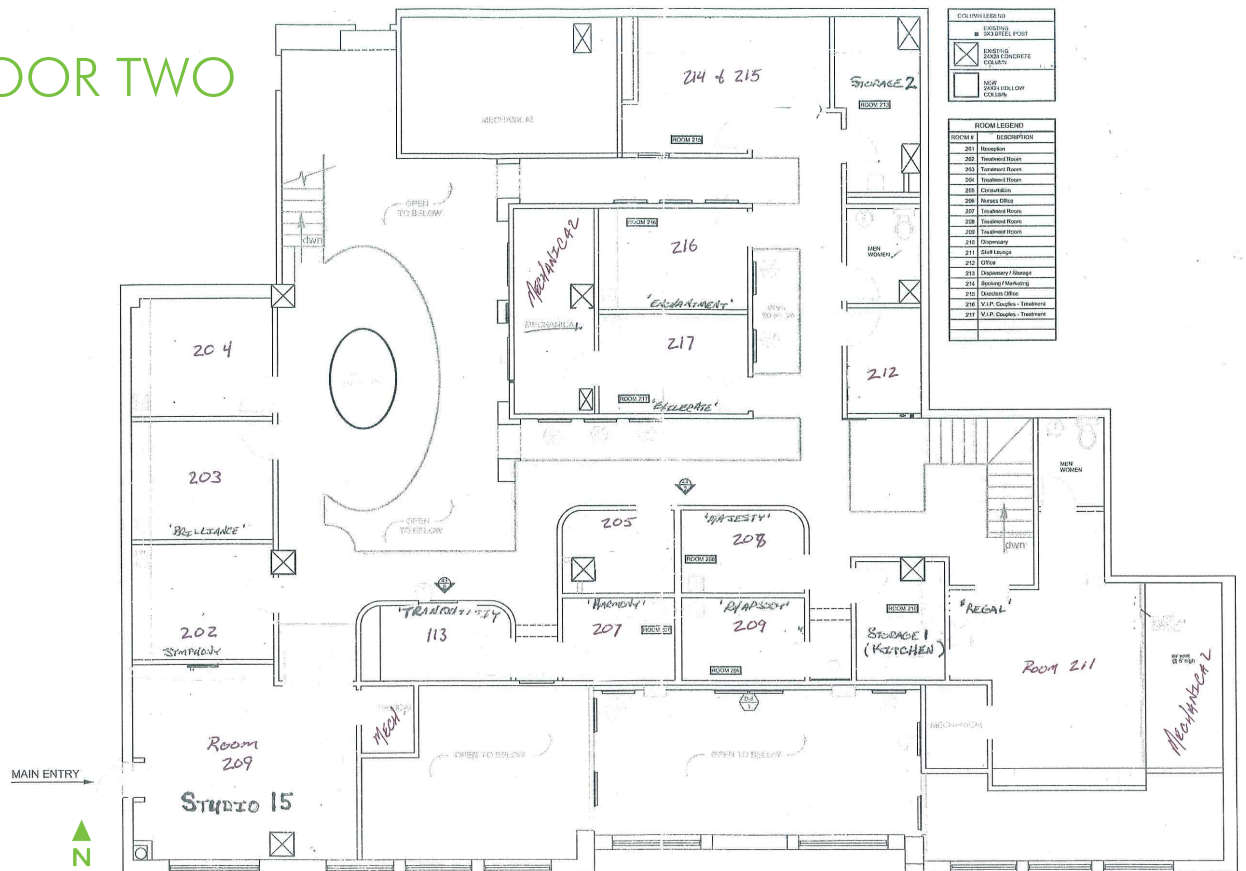


FLOOR ONE





FLOOR TWO



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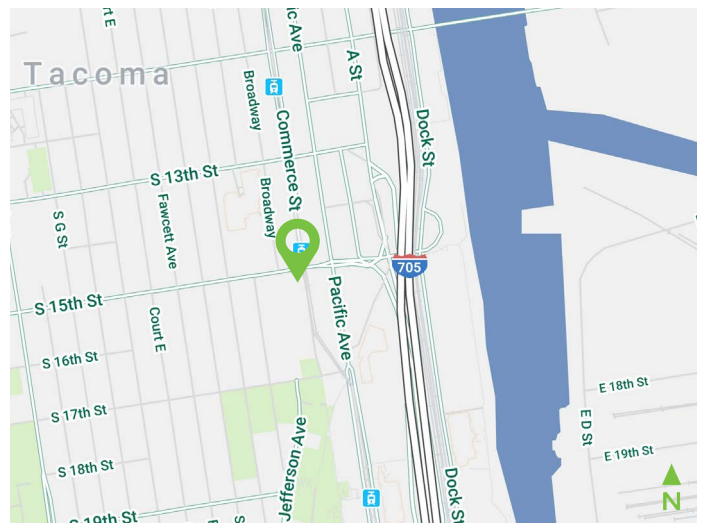
Marriott Spa

RETAIL



Area Demographics

	Three Miles	Five Miles	Ten Miles
Population	96,406	261,613	675,109
Average HH Income	\$68,539	\$77,386	\$83,294
Daytime Population	149,945	299,704	703,298



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